

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-354</u></a>	<a href="#"><u>CHILDREN'S RESOURCES FUND, INC.</u></a>
<a href="#"><u>03-376</u></a>	<a href="#"><u>MARY A. &amp; JAMES E. MORGAN, III</u></a>
<a href="#"><u>04-333</u></a>	<a href="#"><u>PINES DEVELOPMENT CORPORATION</u></a>
<a href="#"><u>04-379</u></a>	<a href="#"><u>STELLA RODOLAKIS &amp; CHRIS MAROUDAS</u></a>
<a href="#"><u>04-380</u></a>	<a href="#"><u>KTC, INC.</u></a>
<a href="#"><u>04-390</u></a>	<a href="#"><u>OSCAR RIVERO</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/16/04 TO THIS DATE:

HEARING NO. 04-11-CZ12-1 (03-354)

10-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANT: CHILDREN'S RESOURCES FUND, INC.

- (1) MODIFICATION of plans approved pursuant to, and Conditions #8 & #9, of Resolution Z-161-82 passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "Plans entitled 'Proposed Renovation For: Dr. Ronald Cantwell,' prepared by Michael A. Scavuzzo & Associates, Architects, and dated last revised 9-8-82."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Resources Fund,' as prepared by Cohen, Freedman, Encinosa & Associates, Architects, P. A., dated 9/6/03 and consisting of 9 sheets."

FROM: "8. That the number of classrooms shall not exceed six."

TO: "8. That the number of classrooms shall not exceed seven."

FROM: "9. That the number of teachers shall not exceed five. That the number of administrative and clerical personnel (other than teachers) will be 3."

TO: "9. That the number of teachers shall not exceed twenty-one. That the number of administrative and clerical personnel (other than teachers) will be 3."

- (2) MODIFICATION of portions of Paragraph #3, items 3e and 3f of a Declaration of Restrictions as recorded in Official Records Book 16537, Pages 691 through 705, further modified by a Modification of a Declaration of Restrictions recorded in Official Records Book 22264, Pages 0054 through 0058, reading as follows:

FROM: "3e. That the classrooms shall not exceed six."

TO: "3e. That the number of classrooms shall not exceed seven."

FROM: "3f. That the number of teachers and teacher assistants shall not exceed sixteen."

TO: "3f. That the number of teachers and teaching assistants shall not exceed twenty-one."

- (3) MODIFICATION of portions of Paragraph #1, of Declaration of Restrictions as recorded in the Official Records Book 16537, Page 691 through 705, reading as follows:

CONTINUED ON PAGE TWO

APPLICANT: CHILDREN'S RESOURCES FUND, INC.

PAGE TWO

FROM: "1. Substantial Compliance with Plans.

Notwithstanding the zoning classification of the Property, the use of the Property shall be established and maintained substantially in accordance with the plans submitted by the Owner to the Public Hearings Section of the Dade County Building and Zoning Department as part of the Application, which are entitled 'New Establishment for Children's Resource Center, Dade County, Florida'. (Project No. 9280), dated submitted June 14, 1994, as prepared by Cohen, Freedman, Encinosa Architects, P. A., and consisting of Sheets A-1A and A-1, and the elevations rendering (the 'Plans').

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Resources Fund,' as prepared by Cohen, Freedman, Encinosa & Associates, Architects, P. A., dated 9/6/03 and consisting of 9 sheets."

The purpose of requests #1 through #3 is to allow the applicant to submit revised plans showing new classroom buildings, an increase in the number of teachers and teaching assistants.

(4) Applicant is requesting to permit two classroom building additions setback 25'10" (75' required) from the interior side (east) property line and setback 47'1" (75' required) from the rear (north) property line and to be spaced less than 75' from a residential structure on property under different ownership to the east (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 through #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of conditions or Covenants After Public Hearing) and approval of request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 21, KENDALL GREEN HOMESITES, Plat book 40, Page 52.

LOCATION: 8571 S.W. 112 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.2 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/13/04 TO THIS DATE:

HEARING NO. 04-4-CZ12-4 (03-376)

31-54-41  
Council Area 12  
Comm. Dist. 7

APPLICANTS: MARY A. & JAMES E. MORGAN, III

- (1) Applicant is requesting to permit a single family residence setback 12.5' (25' required) from the front (south) property line.
- (2) Applicant is requesting to permit a fountain to setback 3' (7.5' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Renovations and Additions to the Residence of Mr. & Mrs. Jim Morgan," as prepared by Gerald F. DeMarco, Architect, dated 12/12/03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 150' of the west ½ of Tract 16, REVISED PLAT OF SECOND AMENDED PLAT OF HIGH PINES, Plat book 31, Page 57.

LOCATION: 7545 S.W. 53 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 125' x 150'

PRESENT ZONING: RU-1

HEARING NO. 05-2-CZ12-1 (04-333)

6-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANT: PINES DEVELOPMENT CORPORATION

AU to EU-M

SUBJECT PROPERTY: The south  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the east 25' in Section 6, Township 55 South, Range 40 East.

LOCATION: Lying west of S.W. 107 Court & approximately 500' south of S.W. 96 Street; A/K/A: 9795 S.W. 107 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.16 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANTS: STELLA RODOLAKIS & CHRIS MAROUDAS

- (1) Applicant is requesting to permit additions to a single-family residence setback varying from 10' to 14.25' from the rear (north) property line (25' required).
- (2) Applicant is requesting to permit the single-family residence with a lot coverage of 37% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Maroudas Residence," as prepared by Luis Nieves, Engineer, dated 3/15/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 53 of HEFTLER HOMES, SUNSET PARK, SECTION FIVE, Plat book 86, Page 25.

LOCATION: 9511 S.W. 81 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,563 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-2-CZ12-3 (04-380)

6-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANT: KTC, INC.

Applicant is requesting to permit a 23.31 sq. ft. detached sign in the RU-5A zoning district and to setback 7' from the side street (north) property line (detached sign not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Kendall Medical Plaza," as prepared by Bengis Signs, Inc. and a Boundary Survey as prepared by Manuel Felipe, Land Surveyor, dated received 10/6/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "C", LAS AMERICAS AT KENDALL, Plat book 136, Page 61.

LOCATION: 10860 S.W. 88 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1 Acre

PRESENT ZONING: RU-5A (Semi- professional Offices)

APPLICANT: OSCAR RIVERO

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 40' (50' required) from the front (south) property line.
- (2) Applicant is requesting to permit a lot coverage of 17.99% (15% permitted).
- (3) Applicant is requesting to permit a wall and entry gates 8' high (6' permitted within the front setback area).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Residence for Mr. Oscar Rivero & Mrs. Yvette Aleman," as prepared by Alberto Bernal, Architect, consisting of 8 pages and dated revised 1/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, DUHE ESTATE, Plat book 64, Page 119.

LOCATION: 4955 S.W. 83 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 143' x 258'

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)